



## 3 Buckhurst Grove, Wokingham, Berkshire, RG40 2JR

£1,450,000

- Immaculately presented detached family home
- Separate utility room, bar and gym
- Landscaped rear garden with mature trees
- Close to good local schools
- Approx. 4,000 sq.ft over ground and first floor
- Principal bedroom with balcony and luxury en suite
- Artificial grass lawn, extensive patio and water feature
- Spectacular open-plan kitchen, dining room and family room
- 4 further bedrooms and 3 bathrooms
- In and out drive and garage

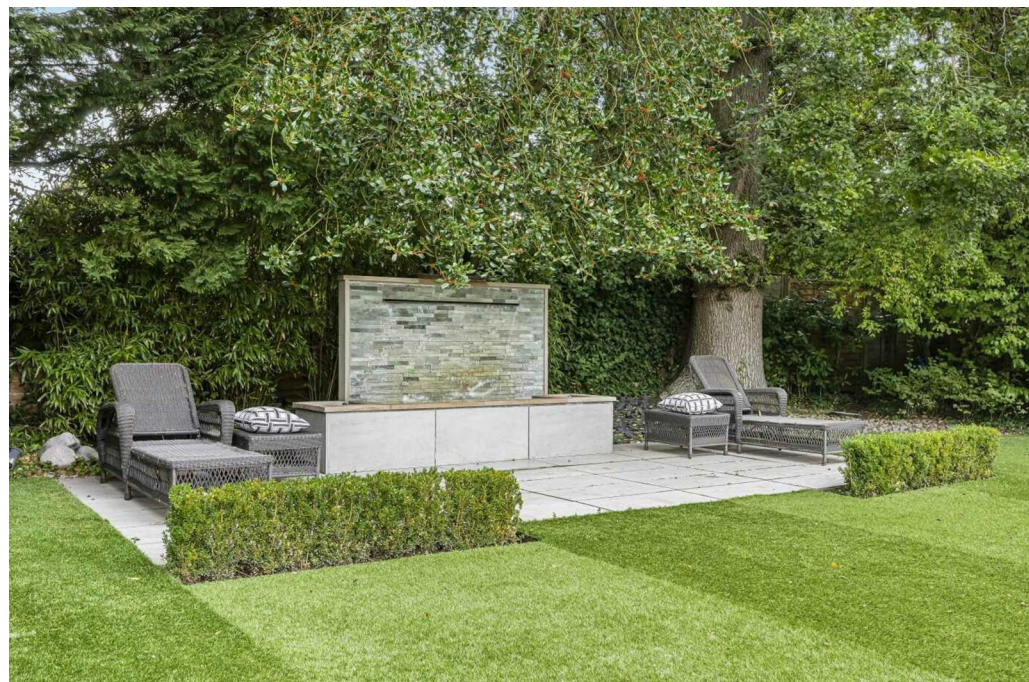


## 3 Buckhurst Grove, Wokingham RG40 2JR

Situated on the outskirts of Wokingham town centre, approx. 1.5 miles from the railway station, this immaculately presented detached 5-bedroom family home offers c 4,000 sq ft of accommodation. Thoughtfully extended, it includes an impressive Principal bedroom with en suite bathroom and a balcony. To the ground floor there is a sitting room, a family room, a study, a gym and a fabulous open-plan kitchen/dining room. Generous landscaped rear garden. Large single garage and off-road parking for 4 cars.



Council Tax Band: G



## ACCOMMODATION

To the front of the property there is an in and out driveway providing parking and providing access to the garage. The timber front door opens to a large entrance hall with travertine limestone flooring, a useful under stairs storage cupboard and a sweeping staircase to first floor landing.

The cloakroom has a white suite comprising a low level w.c. with a concealed cistern and a free-standing wash hand basin with a mixer tap and a cupboard under.

Double doors open from the entrance hall to the sitting room, which has a front aspect, a feature free-standing cast iron wood burning stove with a slate hearth.

The study has a front aspect and bespoke fitted shelves with cupboards under.

A door opens from the hallway into a 'bar' with fitted cupboards and glazed internal glazed double doors into the gym with doors opening to the garden and a further door into the garage.

The spectacular open-plan rear aspect with bi-fold doors into the rear garden. The kitchen area has a comprehensive range of fitted 'Shaker' style wall and base with black granite work tops and up-stands and an inset 1 1/2 bowl single drainer stainless steel sink unit with pull out mixer tap. There is space for gas range cooker and a large American style fridge/freezer. Integrated appliances include a dishwasher and wine cooler. There is a large central island with contrasting grey granite work tops with a breakfast bar to one end and power points. In the dining area there is a feature double sided fireplace with the family room.

Double doors open into the family room, which has a dual aspect with a window to the front and bi-fold doors opening to the rear garden and a feature double sided fireplace with a recessed vertical log store.

The utility room has further fitted wall and base units with work surfaces over with an inset single drainer sink unit with mixer tap, plumbing for a washing machine & separate dryer and a door opening to outside

Stairs lead from the entrance hall leads to the first floor with a skylight window, and an airing cupboard housing hot water cylinder with slatted shelving.

The principal bedroom has a rear aspect with glazed double opening doors onto a fabulous balcony overlooking the rear garden with slate flooring and steel and glass hand rail. There is a good range of fitted wardrobes with hanging rail & shelving space.

The recently refitted luxury en suite bathroom has a white suite comprising a freestanding double ended bath, a low level w.c. with concealed cistern, twin wash hand basins, a large double shower cubicle, marble tiled flooring and walls, a skylight window and a heated towel rail.

Bedroom 2 has a front aspect, two eaves storage cupboards and further built-in wardrobes with shelving. The recently refitted luxury en suite shower room has a white suite low level w.c., a wash hand basin with mixer tap and storage cupboard under, and a glass shower with marble tiled walls and an extractor fan.

Bedroom 3 has a front aspect, built-in wardrobes with hanging rails & shelving space and 2 further eaves storage cupboards. The en suite shower room has a white suite comprising a low level w.c., a free standing wash hand basin with cupboard under, a corner shower unit with sliding door, travertine tiled flooring and wall tiles.

Bedroom 4 has a rear aspect, built-in wardrobes with hanging rail & shelving space, a large walk in storage cupboard and further eaves storage cupboard.

Bedroom 5 has a rear aspect and is currently being used as a dressing room.

The family bathroom has dual aspect via hardwood double glazed frosted Velux windows and a white suite, a low level w.c., a wall mounted wash hand basin with plinth and storage under, a free-standing double ended roll-top bath with mixer tap and hand held shower attachment, a double width shower cubicle. Travertine flooring and tiled walls.

## OUTSIDE

A feature of this property is the fantastic landscaped garden with mature trees and shrub borders providing a degree of privacy. To the immediate rear of the property is an extensive paved patio terrace which provides ample space for garden furniture with outside lighting, power and a cold water tap. There is a secondary patio with a raised stone



cascade water feature. The remainder of the garden is a lush artificial grass lawn.

To the front there is a gravelled 'in and out' driveway providing off road parking for numerous vehicles and providing access to the garage as well as the gated side access point. There are two areas of lawn and an impressive willow tree and a low brick retaining wall and panelled fencing.

The garage has an electric up and over door, power points, a cold water tap a door to the rear garden and further door into the gym.

#### **LOCATION**

The property is situated approx. 1 mile from the centre of Wokingham with its wide range of independent shops, as well as Peach Place with its restaurants and bars. Bracknell, Reading, Camberley and Guildford provide more extensive shopping.

For the commuter both the M3 and M4 motorways are easily accessible via the A329 (M), which is approx 1 mile away. Wokingham railway station is approx. 1.5 miles and provides an efficient service to Guildford and London Waterloo and in the other direction to Reading Station which is the third biggest interchange station outside of London.

#### **Schools**

The area boasts some of the country's best schools including.

Primary Schools: St Teresa's Catholic Academy, Floreat Montague Park Primary School, Wescott Infant School and Westende Junior School

Secondary Schools: St Crispin's School

Independent Schools: Wellington College, Luckley House School, Ludgrove School, Holme Grange School

The surrounding area also provides numerous facilities for those with sporting interests including several golf courses, football, rugby, hockey and cricket pitches tennis clubs, equestrian centres and health clubs including the Nivana Health Club at Sindlesham.

Local Authority: Wokingham Borough Council

Council Tax: Band









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Approximate Gross Internal Area = 366.2 sq m / 3942 sq ft  
(Including Garage)

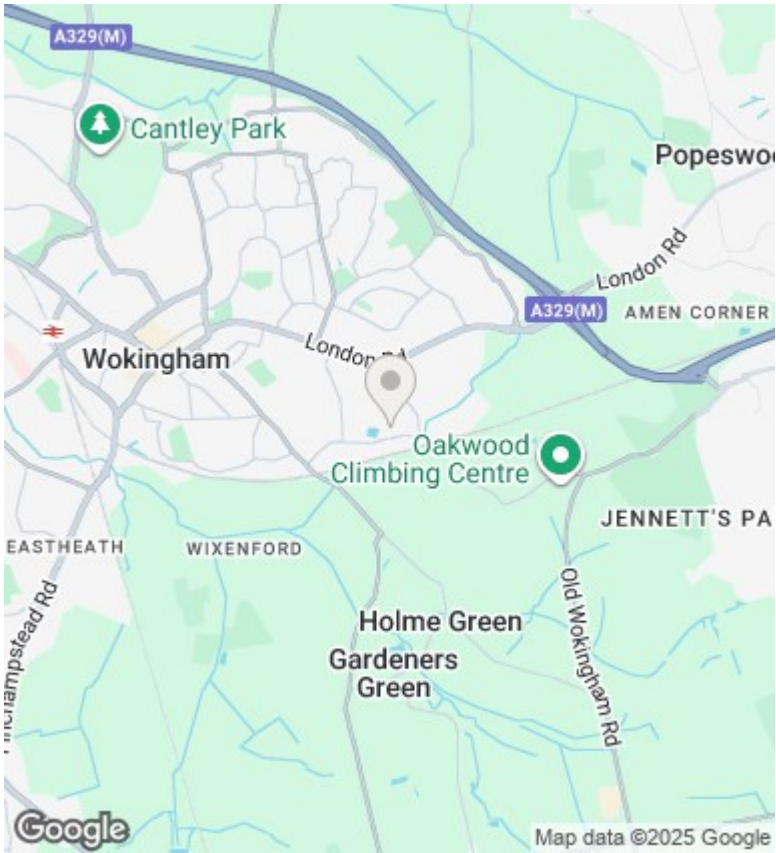


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237873)



Directions

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		